

## MEETING RECORD

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| <b>NAME OF GROUP:</b>                   | URBAN DESIGN COMMITTEE  |
| <b>DATE, TIME AND PLACE OF MEETING:</b> | September 3, 2019, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10 <sup>th</sup> Street, Lincoln, NE.   |
| <b>MEMBERS IN ATTENDANCE:</b>           | Amber Brannigan, Emily Casper, Tom Huston, Gill Peace and Michelle Penn; (Tammy Eagle Bull and Trent Reed absent).  |
| <b>OTHERS IN ATTENDANCE:</b>            | Ed Zimmer, Stacey Hageman and Teresa McKinstry of the Planning Dept.; Dan Marvin, Dallas McGee, Wynn Hjermstad and Hallie Salem of Urban Development Dept.; Abby Littrell with City Attorney's office; John Badami and Brian Murch of DLR Group; Zach Wiegert, Ashley Solt and Will Suter of Goldenrod Capital Advisors; Charley Hedstrom of Tetrad Property Group; Dave Johnson of Studio 951 Architects; Randy West of West Development Properties; Randy Chevalier of CIP; Jeremy Furrow; Carter Page and Paige Prechter of Campion Development; Alex Deshotels of Grace Hebert Curtis Architects; and Matt Olberding of Lincoln Journal Star. |

Chair Penn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Penn then called for a motion approving the minutes of the regular meeting held August 6, 2019. Motion for approval made by Peace, seconded by Huston and carried 5-0: Brannigan, Casper, Huston, Peace and Penn voting 'yes'; Eagle Bull and Reed absent.

### **NIC HOTEL REDEVELOPMENT:**

Members present: Brannigan, Casper, Peace and Penn; Huston declaring a conflict of interest; Eagle Bull and Reed absent.

Brian Murch presented the initial schematic phase. He explained that the Marriott is a soft branded hotel, something more contextual. This is a tribute site. He showed the site at Innovation Campus. The master plan showed what will eventually make up the entire campus. He showed how the intersection was addressed, along with the main entry and access points. Adjacent to the lobby is a lower version of the lobby. They are thinking about lowering the ceiling. There is a programmed retail space. Some concepts are still being considered. The University of Nebraska hospitality program is addressed. There are rooms and administrative space on the upper floors. There could potentially be another board room. He showed the typical guest room floorplan. There will be a roof deck lounge on top of the hotel. They are thinking about having some operable glass partitions to

address the indoor/outdoor experience. Ultimately they are looking at about 155 guest rooms. They think with the soft brand and upper scale lifestyle, the materials should speak to the classic timeless nature. They are thinking about warming up the building a little with wood aspects. They are looking at a sense of scale. It shouldn't feel too corporate or office building. They want to create a level of detail to the building. They have been building on a theme of Nebraska. They have been thinking about the pedestrian experience. There will be metal accents and shading. They are thinking about the University occupying the first floor area and what that looks like.

John Badami stated that the name brand and storyline are still being developed. They are working with Archrival.

Penn asked if the TIF (Tax Increment Financing) has been directed yet. Huston replied no, the redevelopment contract is underway. Wynn Hjermstad stated that traditional uses of TIF are likely site preparation. There is the possibility to extend Transformation Drive. It was always in the master plan to complete that drive to Salt Creek Roadway. They are probably looking at using TIF for that. The idea of having a hotel here was planned in the master plan.

Peace asked if there is a layer of review through the University campus. Badami replied yes, there is. He had the first meeting today. Peace believes it looks like the plan and the renderings are not perfectly meshed yet, especially at the ground floor. He asked if this is still developing. Murch replied yes, they are still identifying ideas.

Brannigan inquired if parking will be available when the campus is complete. She wondered about ideas for addressing parking space with a number of office buildings. Zach Wiegert replied that there is parking for the entire campus. Some hotels will have their own parking requirements. There are 155 stalls in the lot across the street, shown on the plan. That is an office use during the day.

Casper questioned if there are plans to address the space to the east so it doesn't become a dead space. Murch replied that they shifted some areas. They talked a lot about a coffee shop spot that turns the corner. They are going to do their best to wrap the coffee shop around and fenestrate the space. Casper thinks that will be important to the wall. Murch noted they will do their best to be good neighbors.

Peace wondered if existing coffee shops get any say on how many cups of coffee you can serve. Wiegert stated that they want to make sure to give them a say. They will talk to The Mill. They don't want to compete with them.

Penn asked if there are any elevations of the back side. Murch replied not yet. He showed an overhead view. He believes the guest rooms on the corner can be enhanced, along with other things to make the façade more interesting. They took the service and shifted it so they have better circulation.

Penn inquired what stage this is in. Murch replied that they are working on more schematic level drawings and more of the structure.

Peace commented that he sees a lot of good things, in particular the roof terrace will be a great amenity. Being able to park on the University ground will be fantastic. A little more transparency and three dimensions on the corner would be desirable. He thinks this will look great.

Murch noted that the University of Nebraska mentioned marketability. Having a hotel to go along with the program has enthused parents.

**ACTION:**

Peace made a motion for approval, seconded by Brannigan and approved 4-0: Brannigan, Casper, Peace and Penn voting 'yes'; Huston declaring a conflict of interest; Eagle Bull and Reed absent.

**REDEVELOPMENT AT COTNER & P STREET:**

Members present: Brannigan, Casper, Huston, Peace and Penn; Eagle Bull and Reed absent.

Brett West stated this project has been around for a while. It has had one round of master plan approval. The PUD (Planned Unit Development) was approved. They will be back for some amendments. The property slopes significantly. They want to get the initial opinion of this group. They will be back next month.

Dave Johnson pointed out the site is at Cotner Blvd. and P Street. It used to be the home of Home Real Estate. It has been vacant for a while. They are proposing parking and an underground garage. The entrance is coming off of P Street. There will be some amenity space on the ground floor. The lowest level is parking with the entrance off Cotner Blvd. The next level is parking and amenities. Levels two through four will be residential units. The top is level five. There will be a gathering room with an outside deck on the east side. For the appearance of the building, they are proposing two different stones. The lower level will have something a little heavier looking. They are proposing fiber cement panels with reveals, wood accents, corrugated metal and some Versa-Line panels. There will be soffit treatments, overhangs and decks. They are planning on some sort of deck type gathering area on the southeast corner. There will be a pool and a gathering area in the inner courtyard.

Penn inquired what rates of apartments are being planned. Johnson replied there will be studio, one bedroom and two bedroom at market rate, at the higher end. They are looking for TIF assistance. There will be controlled access to the garage.

Penn noted the staff report shows this needs to be amended for height, setback and parking waivers. Brett West stated the setbacks around the property are 20 feet for all yards. This is so the decks can protrude into that 20 feet.

Penn asked about the parking waiver. West stated that they might lose a stall here and there, going from schematics to plans. They would like to have a little wriggle room. Peace wanted to know the ratio per unit. West replied it is 1.4 per unit.

Penn stated this looks pretty well developed. Johnson noted they are at the end of schematic design.

Huston believes it will be a good addition to the neighborhood.

Penn asked if any pricing has been done. West replied that Brester Construction is doing the pricing. Penn was wondering if the drawings and end result will be close. West believes the stone will hold this project together.

Peace asked about the balcony construction. West replied they are looking at wood frame and cantilevered.

Peace noted that the grades on the east side feel like there isn't a lot of ability to have open space. He would recommend trees would be a nice way to dress up the walls. Johnson noted that they have talked about a lot of ways to address the lower area. They are working with a landscape architect. Peace thinks that is a good idea. It looks like you are choosing a few punched openings. That will help. Overall, he thinks this is a nice looking project.

Penn inquired where the mechanical units will be located. Johnson replied they will be on the roof, apartments split system. Penn asked if the parapet will hide the units. Johnson replied yes.

Huston thinks this will be a great project for the area.

Penn believes the only push back you get from the area is that it isn't affordable. West stated they have developed some smaller units at around 450 square feet for a lower price point. They develop different sizes that hopefully can accommodate the issue.

Brannigan feels that there have been a handful of similar type buildings lately. Johnson doesn't want this to look like the building next door. They want to have a context with the neighborhood. He doesn't believe this looks like other buildings the group has seen. Brannigan thinks that the development N. 48<sup>th</sup> St. and Leighton Ave. looks somewhat similar to this. She sees the perspective, but sees a lot of similarity from the untrained eye.

Penn added that there are certain materials that are 'in' at a certain point in time.

#### **ROASTBUSTERS SIDEWALK VENDOR:**

Members present: Brannigan, Casper, Huston, Peace and Penn; Eagle Bull and Reed absent.

Jeremiah Furrow would like to do a coffee delivery of sorts. He had a lot of requests to show up at tailgates this last Saturday. He wants to open it up to go around the City and serve on sidewalks, perhaps outside of parking garages, etc. He doesn't want to be limited to just one space. Right now, it is just him. He would eventually like to have more people. The Health Dept. has signed off and he has a food handler's permit. This is the only pack of its kind. There are two five liter packs on the back. They can serve hot and cold. He has single serve creamers, stir sticks, everything. The coffee is Canyon Coffee Roasters.

Brannigan asked what will happen to any trash. Furrow replied he will have a scooter with the ability to store trash. He will make sure not to leave anything. Brannigan wondered about crowds. Furrow stated that he can take cash or credit cards. Brannigan questioned how long a transaction takes. Furrow replied just a minute or two. Peace asked if he did well on game day. Furrow covered cost and then some. This is a massive learning curve. They did quite well. Huston inquired if Furrow anticipates a problem with brick and mortar coffee shops. Furrow is not going to be anywhere near them. Zimmer thinks reviewing a sidewalk vendor, typically a hotdog cart, you don't park near a competing business.

Penn asked about a hand washing system for food handlers. Furrow doesn't mix or prepare anything, so he doesn't need to have a hand wash station. Penn questioned if there are any plans for wine or beer. Furrow replied not for now. Penn asked about signage. Furrow replied he doesn't have anything yet, but there will be a sign on the back of his pack.

Brannigan asked if Furrow wants to be open for events, invite only or will he roam at will. Furrow replied that he also has a full time job. For the time being, he wants to do just events.

**ACTION:**

Huston moved approval, seconded by Peace and carried 5-0: Brannigan, Casper, Huston, Peace and Penn voting 'yes'; Eagle Bull and Reed absent.

**CAMPION REDEVELOPMENT:**

Members present: Brannigan, Casper, Peace and Penn; Huston declaring a conflict of interest; Eagle Bull and Reed absent.

Carter Page stated they are proposing a housing development located between 9<sup>th</sup> and 10<sup>th</sup> Streets, M and L Streets. Campion Development is based in Louisiana.

Architect Alex Deshotels stated this will be located at the site of the former P.O. Pears building. There will be an amendment to the Lincoln Center redevelopment plan to incorporate this project. They do not have a landscape plan yet, but there is the opportunity to begin implementing the M St. concept in the Downtown Master Plan.

The project includes two story townhomes, accessed from both the parking garage and the street, with vehicular access off of L Street. Above two stories of parking there will be housing. The main pedestrian entrance would be off 9<sup>th</sup> Street. The second entrance would be off 10<sup>th</sup> Street and M Street. There are two different options for materials. They received a comment that there was a desire to have a little more undulation. The first two floors would be brick with windows and some hardi materials. There would be canopies entering into the doors. They are proposing materials with the appearance of wood and 4 x 4 hardi material on the upper floors. The parking garage will be hidden behind a brick veneer. The second option would replace the wood-like material with a white panel, almost tongue and groove. The preference would be the wood look. They feel it really warms up the façade.

Brannigan inquired about the corner of the block that isn't included in this development. Dan Marvin stated the southeast corner is a trailer dealership. Page noted that most of the uses on this corner have been abandoned.

Brannigan questioned if the developer has identified a need for the demand. She wouldn't consider this student housing, since it is far enough away from the campus. Page would love to be closer as well, but this site worked well for parking and development. Brannigan would be worried about amenities for the tenants, as well as demand for housing at this location.

Penn stated that it seems like there is a lot of student housing. She questioned if the developer sees a market for this. We don't want a building that isn't successful. We have had quite a few student housing projects and she wondered if this is necessary. Marvin stated that this project was mid-stream between two Mayors. He spoke with the previous Mayor. The applicant reviewed the financials and background. His comfort was the due diligence of the financial system and marketplace to see if this will be a viable project. This will be a \$40 million dollar investment. He has looked at the University of Nebraska numbers. They have some on-campus housing units that are older. Some buildings are probably reaching their life expectancy. There is the goal of trying to grow the student population.

Page believes that approximately 15 percent of students live on campus. That is a small part of the population. The Latitude building has 597 beds. 8N has about 500 beds. This would be approximately 540 beds. It is kind of their expectation this will be a catalyst for the whole South Haymarket area. Latitude has had its difficulties with retail, but all in all, student housing is doing well. This newer generation of student housing is better than the old.

Ed Zimmer stated that this speaks to the Comprehensive Plan and Master Plan language which encourages downtown housing and hopes for a broad mix. These projects come to us, we don't find them. Some corners of the most recent student housing projects are looking for more properties. Paige Prechter added that they have done a market study and there is a substantial need for apartments. Zimmer noted that the project formerly known as Aspen had a townhouse element on P Street.

Casper noted that the lower level townhouses look like a retail façade to her.

Peace stated that it looks to him that the pattern of materials is similar to what is happening at the parking end. Deshotels commented that perhaps more undulation is needed for the lower level residential.

Peace believes that the overall elements and parking are a really nice project. He would recommend to plane the building. He thinks this would look a little stronger architecturally on a main corridor such as 9<sup>th</sup> and 10<sup>th</sup> Streets. He doesn't want it to look like a big block. The double bay north/south parking looks like it has a little room to move east. He thinks it can be difficult architecturally to have townhouses at ground level. He noted that with two-story units, he would like to see a little recess when you reach the parking end. Wood is homey and residential, but imitation wood for upper

portions might be difficult to pull off. There might be some opportunity for real wood at the floor level. The red and white out of plane with each other would be a much stronger look. He asked about the width of the sidewalk on 9<sup>th</sup> Street. He is unsure 12 feet is needed. Another foot or two for the residential front yards would be welcome. Prechter stated that is something they could look at.

Peace wonders if the upper floors can't be pushed towards the street a little. Penn believes the upper floor is a little boxy and feels a little flat.

There was a discussion of parking requirements. There is no parking requirement. Page stated the majority of their streetscape discussions with the City have been focused on M Street.

Huston noted that this is on the Planning Commission schedule for tomorrow. There is another opportunity for advice prior to the Redevelopment Agreement. Zimmer stated that the Plan Amendment is a broader question to downtown.

Casper noted that this is labeled as student housing on all the plans. Page stated this it is student housing, but they hope the ground floor housing will be market. Prechter added that they found some post graduates living in student housing.

Brannigan is concerned that the building looks like Latitude. Peace thinks that is a good observation. He questioned if there is a way to have this building differentiate itself.

Casper thinks that ground level brick is what she sees in this zone. She would advocate for brick at the lower level. She would agree with Peace that more undulation is needed.

Penn sees the hard part is that this group has reviewed a lot of student housing projects recently and they don't always turn out to be like what she thought they would.

Prechter noted that there will be a dog park in the interior.

**ACTION:**

Penn made a motion for approval with the conditions that Urban Design Committee would like to review this again at their next meeting in October, with more undulation of the exterior and more connection in the front townhome area, seconded by Peace. Motion for conditional approval carried 4-0: Brannigan, Casper, Peace and Penn voting 'yes'; Huston declaring a conflict of interest; Eagle Bull and Reed absent.

There being no further business, the meeting was adjourned at 5:05 p.m.